TOWN OF DAVIE PLANNING AND ZONING DIVISION PLANNING REPORT

SITE PLAN: Sever Palm Garden Park / SP 5-1-99

APPLICANT: Petitioner/ Owner Mark Sever

ANALYSIS: Land Use/Zoning: Residential (10 du/ac) / RM-10

Location: 6650, 6652, 6654, and 6656 SW 48th Street

The applicant requests approval for two duplex dwellings consisting of (2) two bedroom, two bath units, associated parking and landscaping. The project site is approximately .5 acres located on the corner of SW 48th Street and SW 66th Terrace.

The east duplex will have light green walls with a light gray roof. The west duplex will have golden tan walls with a terra-cotta colored roof. Both units will have stucco walls and Spanish 's' tile roofing material.

The landscape plan indicates Royal palms along SW. 48th Street, Coconut Palms along the building facades, and Live Oaks in the rear. Shrubs and ground cover are proposed as foundation plantings in the front and rear of both buildings.

The site plan is in conformance with town code requirements.

<u>PLANNING AND ZONING DIVISION RECOMMENDATION:</u> APPROVAL subject to the following prior to the issuance of a building permit.

- 1. Showing the existing Royal Palm on site and note how it will be preserved or relocated on the landscape plan.
- 2. Providing the required height and spread dimensions of plant material in the plant list.
- 3. Confirming the operational performance and capacity of the existing catch basin to accept off site discharge from this development.
- 4. Moving the Live Oak from between the two buildings in the rear to the south 20'.
- 5. Adding a Live Oak to the center of the green space between the two inter most entry walks and moving the Coconut Palms to form a cluster of three in front of each building.

<u>SITE PLAN COMMITTEE MOTION ON JULY 13, 1999</u>: to table until July 27, 1999, asking that Interim Town Administrator Robert Rawls address the proposed parking plan and indicate to the Committee that it would be allowed although the Code does not allow this type of parking.

<u>SITE PLAN COMMITTEE RECOMMENDATION:</u> Motion to recommend <u>APPROVAL</u> subject to the planning report (4-0, Motion: Mr. Engel, Seconded: Mr. Arnold, Mr. Amos absent), July 27, 1999.
Prepared by:
Reviewed by:

EXISTING ZONING: PM-10

LAND USE DESIGNATION: PLES 10 DULAC

TOWN OF DAVIE USE ONLY SITE PLAN NO_SP 5-1-99
FEE \$ 3 90
RECEIPT NO. 7597.

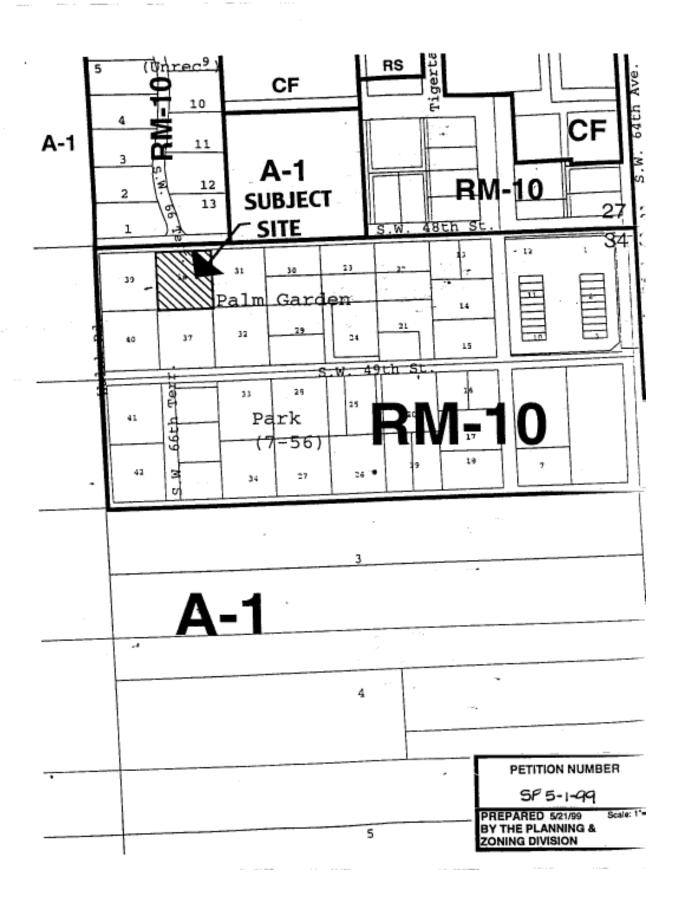
TOWN OF DAVIE SITE PLAN APPLICATION

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks Payable to TOWN OF DAVIE

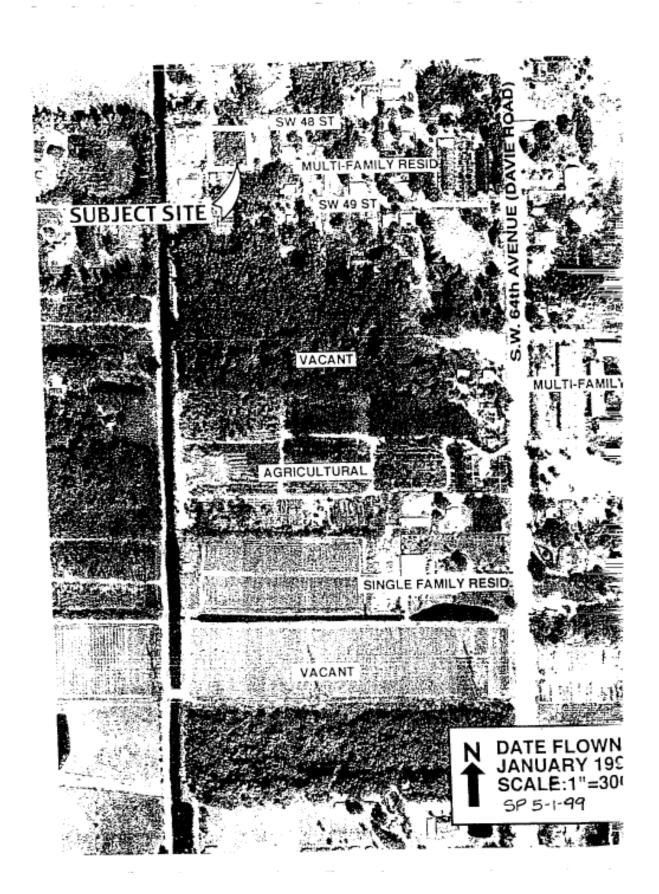
DATE FILED:	May 4th, 1999	NON-RESIDENT	IAL:			
RESIDENTIAL S	SITE PLAN: X	FLOOR AREA:	4,326 SF			
NO. OF UNITS:	44	_				
PETITIONER:	MARK SEVER					
ADDRESS:	5580 NE 28th Ave. Fort Lauderdale, Florida 33308	•				
PHONE:	(954) 489-1045 Fak + 489-002Z					
RELATIONSHIP	OPROPERTY: Owner , Archite	ct, Builder				
OWNER:	Mark Sever					
ADDRESS:	5580 NE 28th Ave.					
Fort Lauderdale, Florida 33308 PROJECT NAME/SUBDIVISION NAME: PALM GARDEN PARK UNIT #1						
	ESS: 6650,6652,6654,46656		- :			
LEGAL DESCRIP	TION: Lot 38, "Palm Garden Park Unit Plat Book 7, Page 56	#1	*	,		
ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE						
	Applicant Shoter OFFICE USE	ONLY				
TREE SURVEY		Z NUMBE	R OF SURVEYS Z	.•		
APPROVE AS T	O FORM: SMC	DATE:5	-[3/99			
DEVELOPMENT	REVIEW COMMITTEE DATE: 5	25/99				
SITE PLAN CO	MMITTEE MEETING DATE: 7	13/99				
TOWN COUNC	L MEETING DATE:	1 91	· · · · · · · · · · · · · · · · · · ·			

MARK SEVER	MARK SEVER
OWNER'S NAME(S)	PETITIONER'S NAME
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)	PETITIONER'S SIGNATURE
', 5580 NE 28th Ave.	5580 NE 28th Ave.
ADDRESS	ADDRESS
Fort Lauderdale, Florida 33308	Fort Lauderdale, Florida 33308
CITY, STATE, ZIP	CITY, STATE, ZIP
(954) 489-1045	(954) 489-1045
PHONE	PHONE
The foregoing instrument was acknowledged before me this 0 3 day of 19 / by who is personally known to me or who has produced as identification and who did take an oath. NOTARY PUBLIC: Sign: Print: My Commission Expires: My Commission C0884019 Expires May, 12, 2000	The foregoing instrument was acknowledged before me this

OFFICE USE ONLY



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